

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE SE/S Old Hanover Rd., approx. 810 ft. SW of c/l Piney Grove 14311 Old Hanover Road 4th Election District 3rd Councilmanic District Jimmy Ledwell, et ux, et al Petitioners

* BEFORE THE * ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 92-401-A *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an existing structure to remain at front and side setbacks of 46 ft. and 30 ft., in lieu of the required 75 ft. and 35 ft. respectively; and a variance from Section 301.1.A to allow a proposed open projected front and side setbacks of 40 ft. and 19 ft. in lieu of the required 56.25 ft. and 26.25 ft. respectively for an addition, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information,

photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of May, 1992 that the Petition for a Zoning Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an existing structure to remain at front and side setbacks of 46 ft. and 30 ft., in lieu of the required 75 ft. and 35 ft. respectively, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 301.1.A to allow a proposed open projected front and side setbacks of 40 ft. and 19 ft. in lieu of the required 56.25 ft. and 26.25 ft. respectively for an addition, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

-2-

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 20, 1992

Mr. and Mrs. Jimmy Ledwell
Ms. Wendy Benge
14311 Old Hanover Road
Reisterstown, Maryland 21136

RE: Petition for Residential Zoning Variance
Case No. 92-401-A

Dear Mr. and Mrs. Ledwell and Ms. Benge:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mm
encl.

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, petition for a Variance from Section 1.A.01.3.B.3 To allow an existing structure to remain at front and side set backs of 46' and 30' in lieu of the required 75' and 35' and Sec. 301.1a to allow a proposed open projected front and side setbacks of 40' & 19' in lieu of the required 56.25 & 26.25' of the Zoning Regulations of Baltimore County for the following reasons: (attach readily or printed affidavits)

see reverse side

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:

(Type or print name)

(Signature)

Address

City State Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

Address

City State Zip Code

Business, address and phone number of owner, contract purchaser or representative to be contacted:

Address

City State Zip Code

Business, address and phone number of owner, contract purchaser or representative to be contacted:

Address

City State Zip Code

Business, address and phone number of owner, contract purchaser or representative to be contacted:

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Address

City State Zip Code

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
16th day of April 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Jimmy Ledwell
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section
Office of Planning and Zoning

DATE: April 28, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - April 20, 1992 & April 27, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Charles Eierman - ITEM 425
Gary P. Sweet - ITEM 430
Kathleen and Jimmy Ledwell - 433
Jeffrey and Doris Scheeler
Louis and Janet Heidrich

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

425.txt
Petitns.txt

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 30, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 27, 1992

LEGAL OWNER: Kathleen M. Ledwell: 433

There are no Comments for this site.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJE/dm

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: May 12, 1992

FROM: J. Lawrence Pilson

SUBJECT: Zoning Item # 433 - ZAC Meeting 4-27-92
Kathleen Marie Ledwell, Jimmy Ledwell and
Wendy Benge - SE/S Old Hanover Road -
Approximately 810' SW of centerline Piney
Grove Road (#14311 Old Hanover Road) - D-4 -
Private Water and Sewer

The above-referenced matter has been reviewed by the Department of Environmental Protection and Resource Management. Comments are as follows:

1. A field inspection will be required to verify location of well and septic. An addition may not be constructed over top of the well.
2. Development of this site must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

If you have any questions, please contact me at extension 2762.

J. Lawrence Pilson
J. Lawrence Pilson, Development Coordinator
Department of Environmental Protection
and Resource Management

JLP:tjl

BENGE.ZON/TXTSBP

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

MAY 7, 1992

(301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: KATHLEEN MARIE LEDWELL AND JIMMY LEDWELL
AND WENDY CAROL BENGE

Location: #14311 OLD HANOVER ROAD

Item No.: * (CAM) 433 Zoning Agenda: APRIL 27, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. Jerry Quicker* Noted and Approved
Planning Group 0 Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 4, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 4, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for the following items: (no item numbers assigned for five properties)

Item 430
K. Ledwell SE/S Old Hanover Road (433)
J. Scheeler and D. Hall-Scheeler 2212 Maple Road
New North Point Company, Inc. 3838 North Point Road
BBS Building Limited 1313 York Road
L. Heidrick #8 Kelbark Court

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature _____ Date 5/4/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
8100 Stevenson Road (Chizuk Amuno Congregation)	427	✓	4-20-92
STP RP		No Comments	
7446 Berkshire Road	428	✓	
DEPRM RP (AT EIRD)		No Comments	
Oella Parcel A, Lots 34-38; Parcel B, Lots 40-45; Parcel C-1, Lots 49-67	424	✓	
Oella CRG STP RP		No Comments	
9928 York Road (Taco Bell)	423	✓	
VIII-609 (921252) DEPRM RP (AT EIRD)		No Comments	
COUNT 8			
2212 Maple Road			
DED DEPRM RP STP TE	435	✓	4-27-92
Magsamen Property (W/S Notchcliff Road)		No Comments	
DED DEPRM RP STP TE	436	✓	No Comments
3838 North Point Boulevard			
DED DEPRM RP STP TE	431	✓	No Comments
14311 Old Hanover Road			
DED DEPRM RP STP TE	433	✓	No Comments
1243 Lanover Road			
DED DEPRM RP STP TE	434	✓	No Comments
1313-1315 York Road			
DED DEPRM RP STP TE	438	✓	No Comments
8 Kelbark Court			
DED DEPRM RP STP TE	439	✓	No Comments
1500 Glencoe Road - Oldfields School, Inc.			
CR-92-399-XA			

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
LEGISLATIVE SESSION 1992, LEGISLATIVE DAY NO. 10
RESOLUTION NO. 40-92

MR. C. A. DUTCH RUPPERSBERGER, III, COUNCILMAN

BY THE COUNTY COUNCIL, MAY 4, 1992

A RESOLUTION concerning the public disclosure of Kathleen Ledwell, an employee of the Baltimore County Police Department.

WHEREAS, Kathleen Ledwell, an employee of Baltimore County, has applied for a residential zoning variance to add a front porch to her home at 14311 Old Hanover Road, Reisterstown, Maryland, 21136; and

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(d) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the application for a zoning variance of Kathleen Ledwell does not contravene the public welfare and is hereby authorized.

R4092/RES92

File

County Council of Baltimore County
 Court House, Towson, Maryland 21204
 (410) 887-3196
 Fax (410) 887-5791

COUNCIL

Bertha L. Manley
 FIRST DISTRICT

Melvin G. Meitz
 SECOND DISTRICT

Charles A. Rappaport, III
 THIRD DISTRICT

Douglas B. Riley
 FOURTH DISTRICT

Vince Gardina
 FIFTH DISTRICT

William A. Howard, IV
 SIXTH DISTRICT

Donald C. Major
 SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
 LEGISLATIVE COUNSEL
 SECRETARY

May 5, 1992 *92-401-A*

Dear Mr. Schmidt:

Attached please find a copy of Resolution 40-92 concerning the public disclosure of Kathleen Ledwell, an employee of the Baltimore County Police Department. Ms. Ledwell has applied for a residential zoning variance to add a front porch to her home at 14311 Old Hanover Road, Reisterstown, Maryland 21136.

This Resolution was unanimously approved by the County Council at its meeting on Monday, May 4, 1992 and is being forwarded to you for appropriate action.

Sincerely,
Thomas J. Peddicord, Jr.
 Thomas J. Peddicord, Jr.
 Legislative Counsel/Secretary

TJP:dp
 Enclosure
 R4092/DAP/TJP

cc: Kathleen Ledwell

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

April 30, 1992 (410) 887-3353

John and Kathleen Ledwell
 Handy Range
 14311 Old Hanover Road
 Reisterstown, Maryland 21136

Re: CASE NUMBER: 92-401-A
 LOCATION: 26/5 Old Hanover Road, approximately 810' SW of c/l Piney Grove
 14311 Old Hanover Road
 4th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 3, 1992. The closing date is May 18, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
 Lawrence E. Schmidt
 Zoning Commissioner, Baltimore County

Printed on Recycled Paper

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 14311 OLD HANOVER RD. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: *Handy Range*
 plat book: *Vol. 22, Section 2*

OWNER: KATHLEEN MARIE LEDWELL, JAMES MICHAEL LEDWELL

92-401-A

North
 date: 4/7/92
 prepared by: JSM Scale of Drawing: 1"=100'

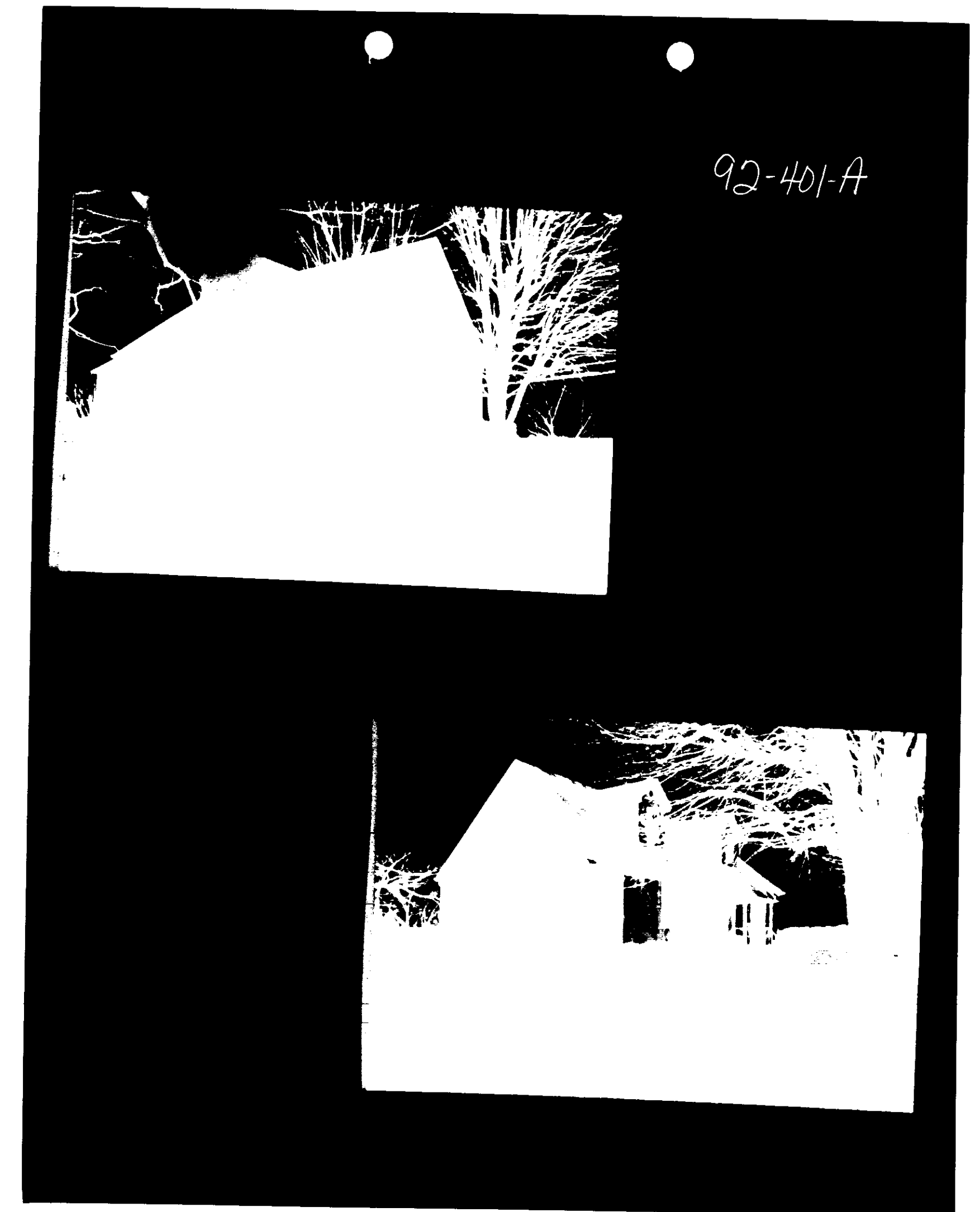
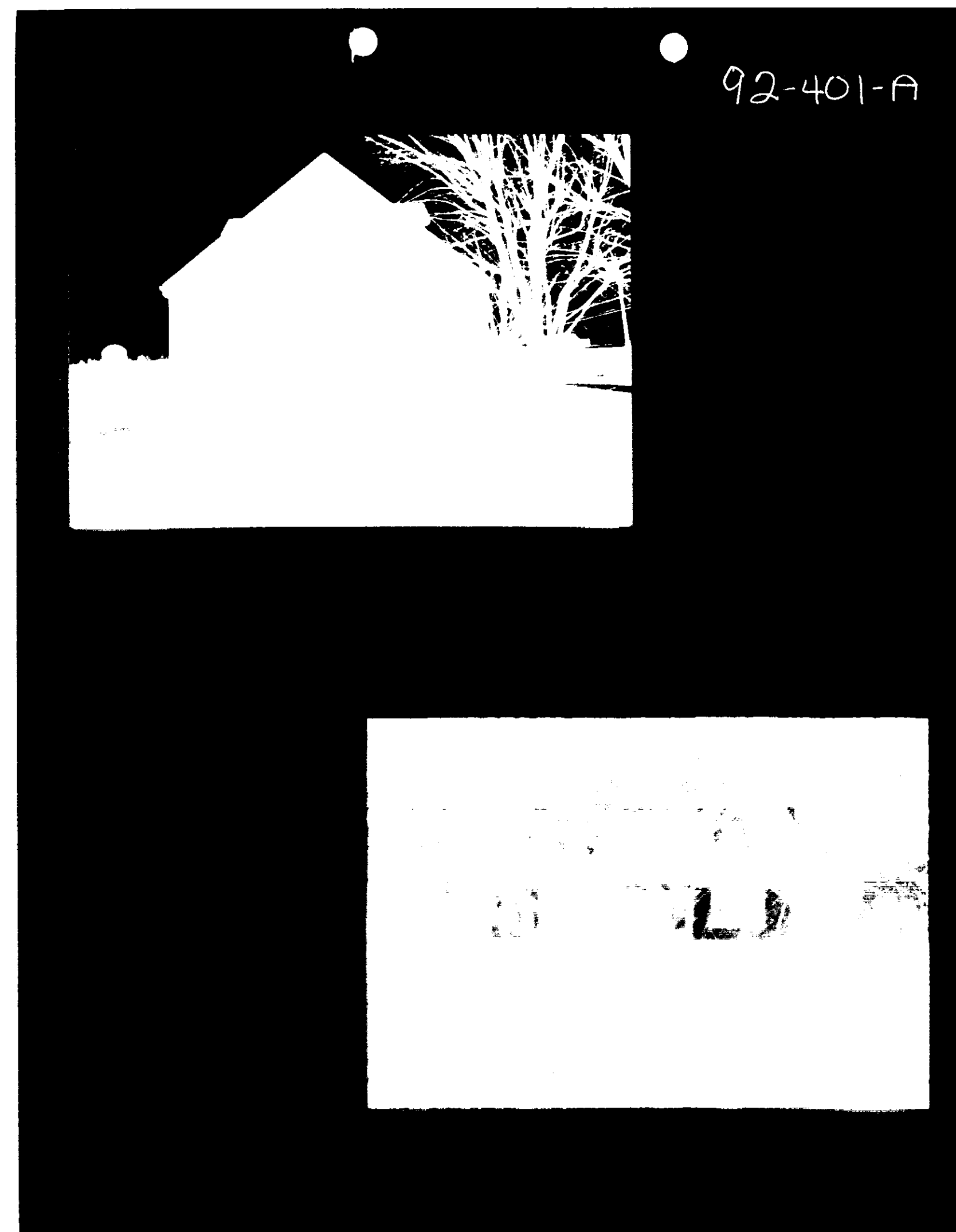
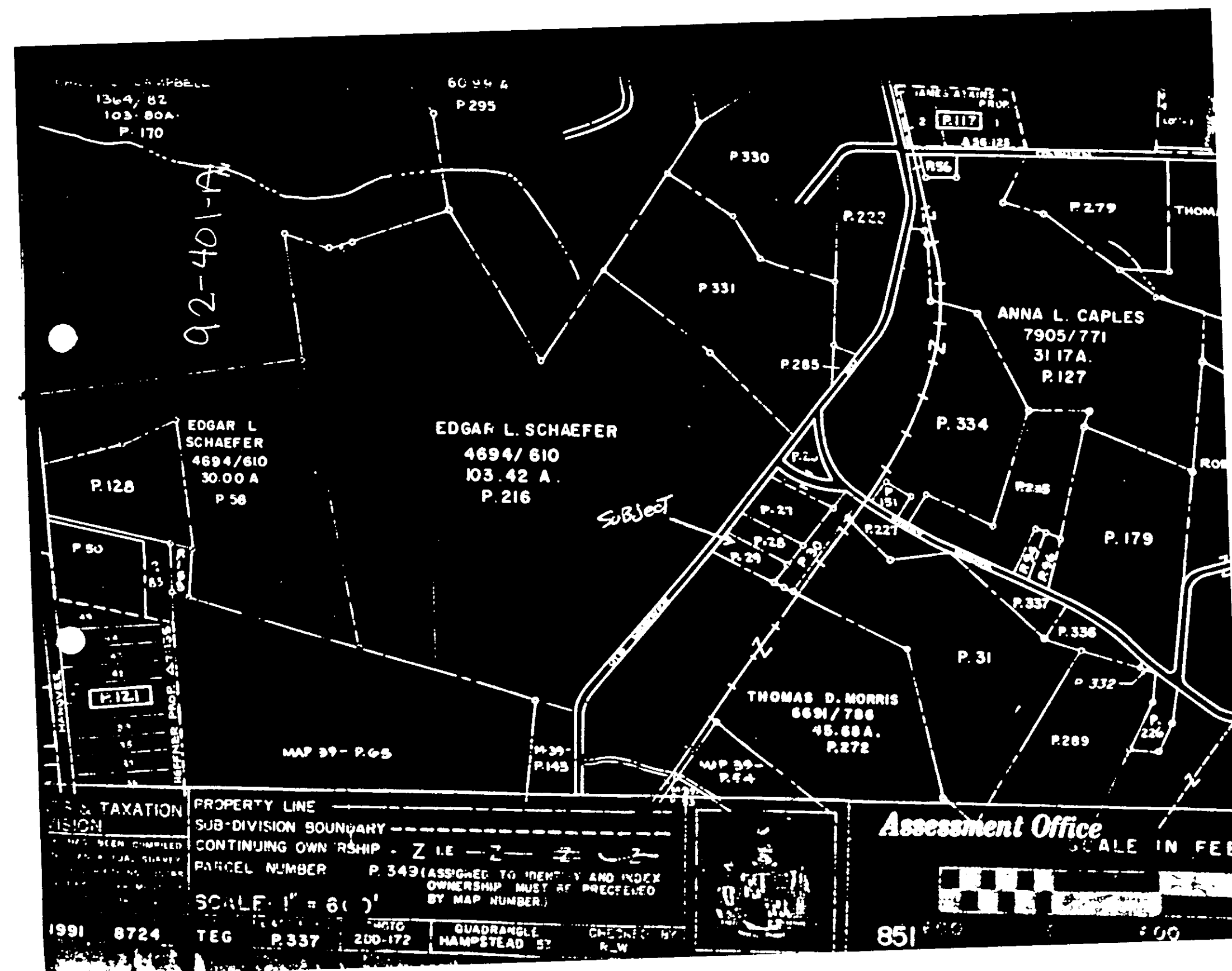
LOCATION INFORMATION

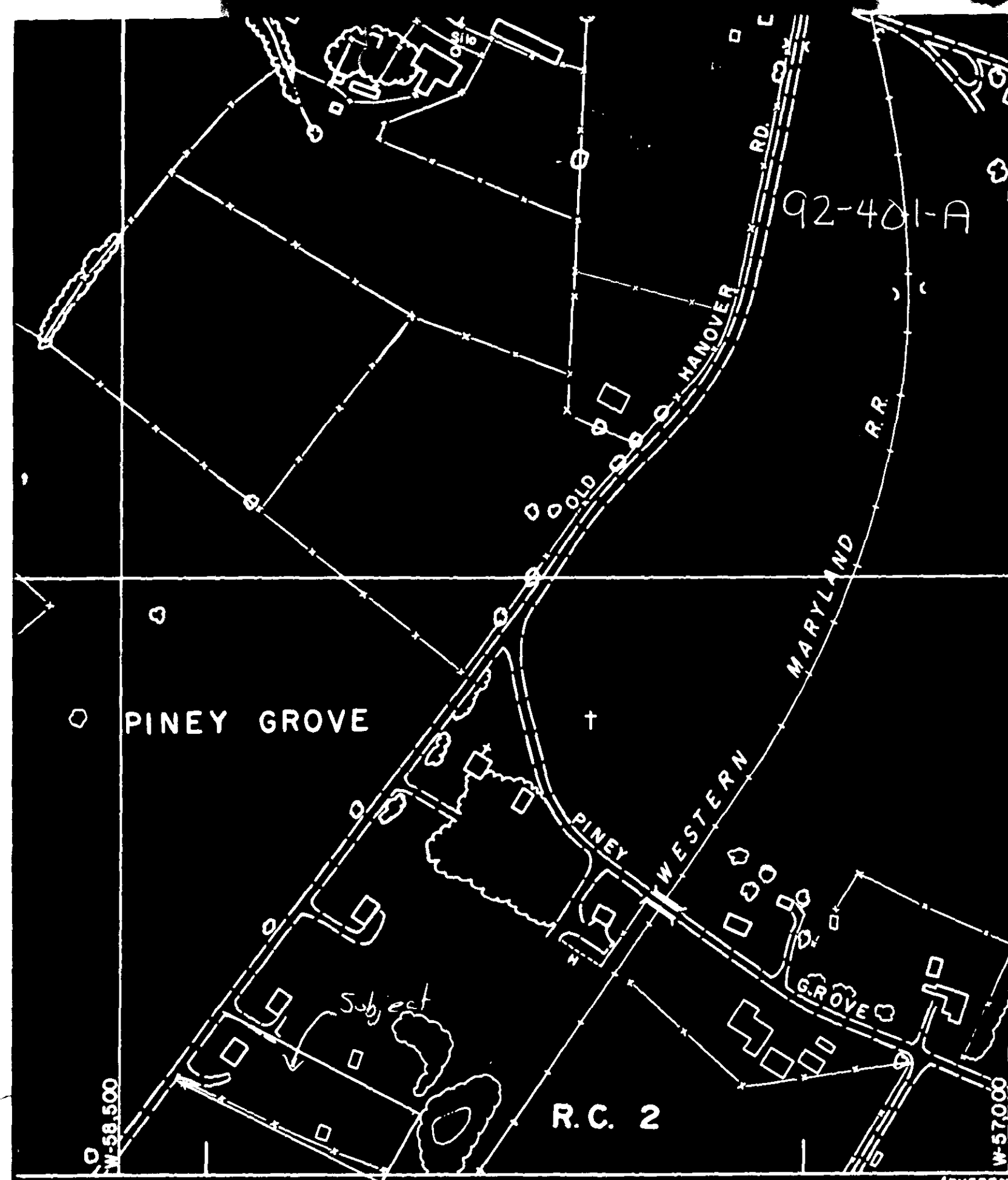
Councilmanic District: 3
 Election District: 4
 1"=200' scale map: NW21-J
 Zoning: *RC2*
 Lot size: *1.015* acres *43520.7* square feet
 storage

SEWER: ☐ WATER: ☒
 Chesapeake Bay Critical Area: ☒
 Prior Zoning Hearings: *NONE*

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:





MPREHENSIVE ZONING MAP
by the Baltimore County Council
Oct. 13, 1988
45-88, 146-88, 147-88, 148-88, 149-88, 150-88

NW 21-J

**BALTIMORE
OFFICE OF PLANNING**

Q2-401-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

PINEY GROVE

SHEET

N.W.
21-J